
WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Two Thousand Three Hundred Dollars and 00/100 (\$ 102,300.00), the receipt of sufficiency of which are hereby acknowledged, that **Constance Ann Wilson, a widow; Marilyn Beth Thompson and Anthony W. Thompson, a married couple; and Ralph Boyd Eddings, a divorced man,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Constance Ann Wilson; Marilyn Beth Thompson; Ralph Boyd Eddings; Paul D. Wilson; Eric B. Wilson; Kevin A. Wilson; Kelly T. Jones; and Heather A. Eddings,** hereinafter known as the GRANTEE;

The SW 1/4 of the NW 1/4 of Section 10, Township 22 South, Range 4 West. Mineral and Mining rights EXCEPTED.

LESS & EXCEPT the following parcels of property:

PARCEL I: *A lot or parcel of land situated in the SW 1/4 of the NW 1/4 of Section 10, Township 22 South, Range 4 West of the Huntsville Meridian, and being more particular, described as follows:*

Commence at the SW corner of the said SW 1/4 of the NW 1/4; Thence North 86 degrees 16 minutes East 500.11 feet to the Point of Beginning, the SW corner of the following described lot or parcel of land; Thence North 0 degrees 06 minutes West 208.71 feet to the NW corner; Thence North 89 degrees 54 minutes East 208.71 feet to the NE corner; Thence South 0 degrees 06 minutes East 208.71 feet to the SE corner, which point is 30 feet, more or less, from the center of a public road; Thence South 89 degrees 54 minutes West 208.71 feet and parallel with said public road to the Point of Beginning.



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PARCEL II: Commence at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama; Thence 5 degrees 30 minutes right from the Section line Northerly 132.98 feet to a point; Thence 59 degrees 0 minutes right 199.51 feet to a point; Thence 48 degrees 37 minutes left 110.29 feet to the Point of Beginning; Thence 14 degrees 30 minutes right 180.0 feet to a point; Thence 79 degrees 23 minutes left 416.11 feet to a point; Thence 131 degrees 0 minutes left and Southerly along the West line of Section 10, 234.42 feet to a point; Thence 49 degrees 0 minutes left 295.48 feet to the Point of Beginning.

PARCEL III: Beginning at the southwest corner of the southwest quarter of the northwest quarter of Section 10, Township 22 South, Range 4 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter a distance of 516.84' to a point marked by a steel property pin; Thence turn 131 degrees 00' 00" right and run southeasterly a distance of 295.48' to a point on the westerly margin of a graveled public road marked by a steel property pin; Thence turn an angle of 72 degrees 15' 33" to the right and run southwesterly along margin of said graveled road a distance of 64.79' to a point; Thence turn 22 degrees 31' 54" left and continue along margin of said road a distance of 135.18' to a point; Thence turn an angle of 14 degrees 08' 33" left and continue along margin of said road a distance of 74.18' to a point; Thence turn 56 degrees 35' 44" left and continue along margin of said road a distance of 75.16' to a point on the intersection of said graveled road and the northerly right of way line of Shelby County Road No. 54; Thence turn an angle of 162 degrees 25' 35" to the right and run westerly along the said northerly line of said Highway No. 54 a distance of 69.36' to the P.C. of a curve to the left having a central angle of 27 degrees 48' 05" and a radius of 325.00'; Thence continue along the arc of said right of way curve an arc distance of 157.70' to the intersection of said Highway curve with the south line of the subject quarter-quarter; Thence turn an angle of 9 degrees 22' 34" right from chord and run westerly along the south line of the subject quarter-quarter, a distance of 61.25' to the Point of Beginning, containing 1.94 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

Subject to any and all easements, rights of way, covenants and restrictions of record.

Subject to that certain LIFE ESTATE retained by Olivia Hays and William G. Hays, in that certain Instrument recorded in the Shelby County Probate Judge's Office as Instrument # 2000-08085, Instrument # 20020723000341630, and Book 198, Page 79, respectively, and with William G. Hays, being the survivor of Olivia Hays who died on 23 October, 2000.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 2000-08085, in the Probate Judge's Office of Shelby County, Alabama.



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TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 08 Day of NOVEMBER, 2012.

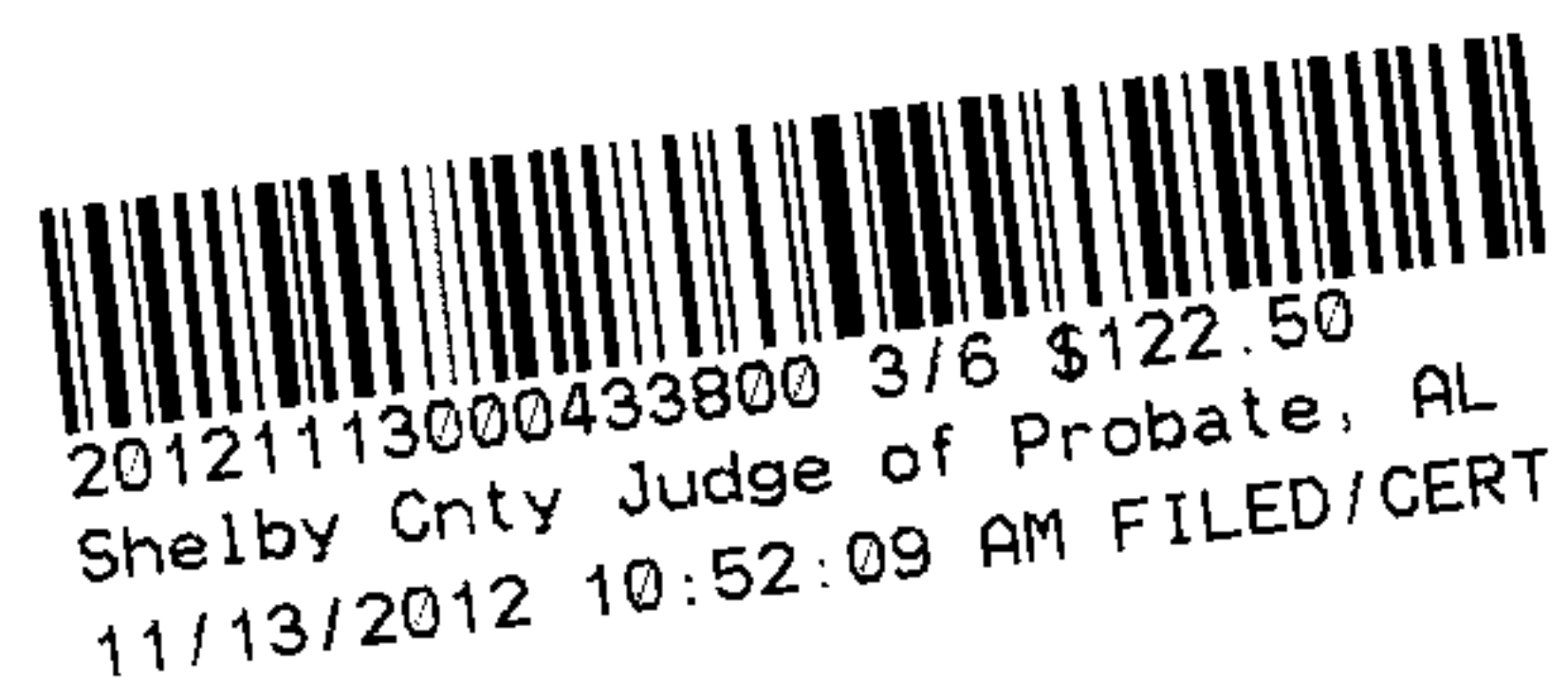
Constance Ann Wilson
Constance Ann Wilson
Grantor

Ralph Boyd Eddings
Ralph Boyd Eddings
Grantor

Marilyn Beth Thompson
Marilyn Beth Thompson
Grantor

Anthony W Thompson
Anthony W Thompson
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said State, do hereby certify that *Constance Ann Wilson*; whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on

the day the same bears date.


Given under my hand and official seal of office on this the 08 Day of NOV, 2012.


NOTARY PUBLIC
My Commission Expires: 09 March, 2016


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Ralph Boyd Eddings* whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12th Day of November, 2012.


NOTARY PUBLIC
My Commission Expires: August 13, 2013

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


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I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Marilyn Beth Thompson* and *Anthony W. Thompson*, whose name are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12th Day of November, 2012.

Anna P. Snow
NOTARY PUBLIC

My Commission Expires: ~~09 March, 2016~~

August 13, 2013

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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Shelby County, AL 11/13/2012
State of Alabama
Deed Tax: \$89.50

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Constance Wilson

Grantee's Name

Same

Mailing Address

1772 Hwy 54
Montevallo, AL 35115

Mailing Address

Property Address

1660 Hwy 54
Montevallo, AL

Date of Sale

11/8/12

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

102,300.00

7/8 -- 89,512.50

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print

Constance A. Wilson

Sign

Constance A. Wilson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)



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Form RT-1